NOTICE TO DEVELOPERS REGARDING
STREETCAR TDD SPECIAL ASSESSMENTS AND SALES TAX

DEVELOPERS SEEKING INCENTIVES THAT WOULD AFFECT REAL PROPERTY TAXES OR SALES TAXES SHOULD NOTE THE FOLLOWING IF THE PROJECT IS LOCATED IN THE WHITE, GREEN OR YELLOW AREAS ON THE ATTACHED MAP. A HIGH-RESOLUTION VERSION OF THE MAP CAN BE VIEWED ONLINE *HERE* OR BY ENTERING *KCSTREETCAR.ORG/TDDMAP* IN YOUR BROWSER.

1. The real property in the green or yellow areas on the map will be subject to annual special assessments imposed by The Kansas City Main Street Rail Transportation Development District that exists in connection with the Streetcar line (the "TDD"). In addition, the TDD levies a one percent (1%) dedicated sales tax within its entire boundary, specifically the entire green, yellow and white areas on the map. Further information is below.

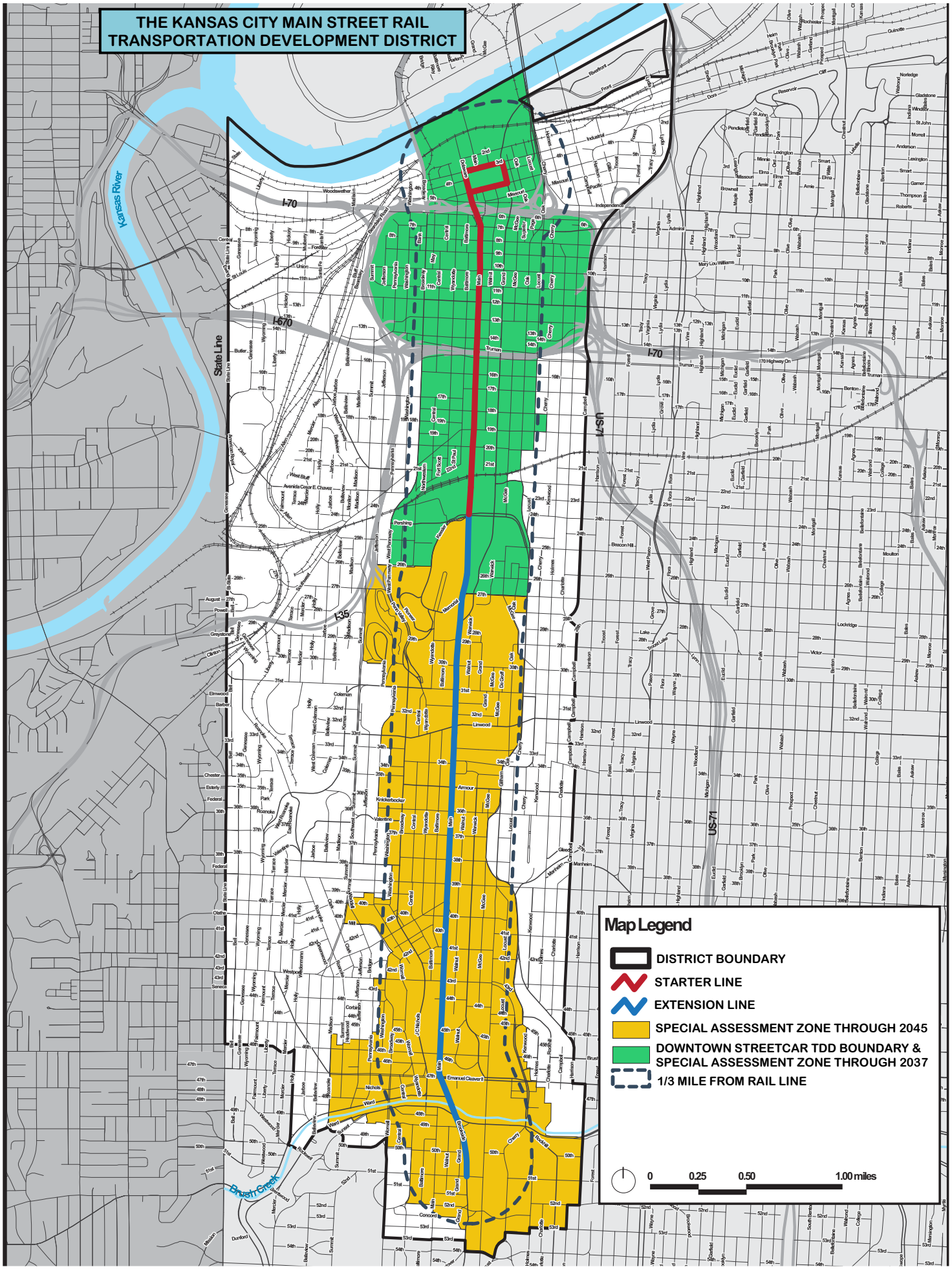
2. Neither tax increment financing nor property tax abatement will have any effect on the applicability of the full amount of the annual special assessments levied by the TDD. In addition, tax increment financing does not capture/redirect *any* portion of the revenue from either the TDD special assessments or the TDD sales tax levy. The TDD sales tax is collected at the point of sale and remitted to the Missouri Department of Revenue with all other sales taxes. The special assessments may appear on a County-issued Combined Statement with regular real estate taxes issued by the County or may be billed separately, but in either case, the full annual special assessment will be due at the end of the calendar year no later than the date regular real estate taxes are due.

3. In any real property sale-leaseback transaction in which the real property will be owned by the City or any City agency (such as LCRA or PIEA), the lease will provide for the Developer to pay (in addition to any required payments in lieu of taxes) the full amount of the annual special assessments imposed by the TDD, determined as if the real property was owned by the Developer.

4. The special assessments are based on the property's full *market value* as determined by the County for each assessment year (Jan. 1 to Dec. 31), and therefore may change from year to year, especially in an assessment year following completion of a redevelopment project. For further information regarding the TDD, including its Special Assessments, click ***here*** or enter *kcstreetcar.org/tdd* in your browser.

5. The current (and maximum) rate of the TDD special assessment works out to be (a) $1,536 for each Million Dollars of *commercial* market value (commercial market value multiplied by 0.001536), and (b) $1,330 for each Million Dollars of *residential* market value (residential market value multiplied by 0.001330). Property exempt from property tax because it is owned by a non-profit entity and used for a tax-exempt purpose is still subject to the TDD special assessment, although at a lower rate. Mixed-use projects would apply the commercial and residential rates to the commercial and residential market values, respectively.

6. Special assessments in the green area are currently payable annually, and will cease in 2037; special assessments in the yellow area have not yet commenced, but will commence in 2021 and cease after 25 years of payments.


THE KANSAS CITY MAIN STREET RAIL TRANSPORTATION DEVELOPMENT DISTRICT
Kansas River
State Line
I-70
I-670
I-35
US-71
Brush Creek
Map Legend
DISTRICT BOUNDARY
STARTER LINE
EXTENSION LINE
SPECIAL ASSESSMENT ZONE THROUGH 2045
DOWNTOWN STREETCAR TDD BOUNDARY & SPECIAL ASSESSMENT ZONE THROUGH 2037
1/3 MILE FROM RAIL LINE
0
0.25
0.50
1.00 miles